

147.0

0004

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
728,000 / 728,000
728,000 / 728,000
728,000 / 728,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		MT. VERNON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RITZKOWSKI MATTHIAS & CHRISTINE	
Owner 2:	
Owner 3:	

Street 1: 165 MT. VERNON ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: COLCLOUGH FRANCIS & JOAN M -
Owner 2: -

Street 1: 165 MOUNT VERNON STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1496 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:		Exempt		
Flood Haz:				

D		Topo	2	Above Stree
s		Street		
t		Gas:		

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

4/23/2020	423	Addition	20,000						
5/27/2016	682	New Wind	1,162						1 replacement wind
11/17/2014	1562	Demoliti	3,000						Demo and rough fra
6/6/2011	543	Re-Roof	10,150						
5/12/1994	191	Manual	5,900						V/SIDING

ACTIVITY INFORMATION
Date Result By Name
5/10/2018 Meas/Inspect BS Barbara S
11/7/2014 Info Fn Prmt PC PHIL C
11/21/2008 Meas/Inspect 345 PATRIOT
11/13/2008 Meas/Inspect 163 PATRIOT
11/10/2000 Hearing Chag 189 PATRIOT
11/17/1999 Meas/Inspect 272 PATRIOT
2/1/1992 PM Peter M

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150	Sq. Ft.	Site			0	80.	1.12	9									459,598						459,600	

Total AC/Ha: 0.11823

Total SF/SM: 5150

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 459,598

Spl Credit

Total: 459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	6 - Colonial			Full Bath:	1	Rating:	Good	PDAS. WATER ISSUES IN BMT..												
Sty Ht:	2 - 2 Story			A Bath:		Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:														
Foundation:	2 - Conc. Block			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good													
Color:	TAN			A Kits:		Rating:														
View / Desir:				Fpl:	1	Rating:	Average													
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1927	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdict:	G22	Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION								REMODELING								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%									RES BREAKDOWN				
Prim Int Wal	2 - Plaster			Functional:			%									Exterior:				
Sec Int Wall:		%		Economic:			%									Interior:				
Partition:	T - Typical			Special:			%									Additions:				
Prim Floors:	3 - Hardwood			Override:			%									Kitchen:				
Sec Floors:		%		Total:		31	%									Baths:				
Bsmnt Flr:	12 - Concrete			CALC SUMMARY												Plumbing:				
Subfloor:				Basic \$ / SQ:	130.00			COMPARABLE SALES												Electric:
Bsmnt Gar:				Size Adj.:	1.35000002			Rate	Parcel ID	Typ	Date	Sale Price					Heating:			
Electric:	3 - Typical			Const Adj.:	0.98000199												General:			
Insulation:	2 - Typical			Adj \$ / SQ:	171.990															
Int vs Ext:	S			Other Features:	83000															
Heat Fuel:	2 - Gas			Grade Factor:	1.00															
Heat Type:	5 - Steam			NBHD Inf:	1.00000000															
# Heat Sys:	1			NBHD Mod:																
% Heated:	100	% AC:		LUC Factor:	1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total:	388917															
% Com Wal		% Sprinkled		Depreciation:	120564															
				Depreciated Total:	268353															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:												
Make:																				
SPEC FEATURES/YARD ITEMS				Juris. Factor:	1.00		Before Depr:	171.99												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
PARCEL ID 147.0-0004-0001.0																				
More: N	Total Yard Items:	Total Special Features:								Total:										

The sketch shows a rectangular property outline with various rooms labeled: WDK (6x7), SFL (6x17), FFL (6x17), and BMT (6x1). The sketch also includes labels for UAT, SFL, FFL, and BMT, and indicates a total area of 25 and a footprint of 6.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	769	171.990	132,261						
SFL	Second Floor	727	171.990	125,037						
BMT	Basement	625	51.600	32,248						
UAT	Upper Attic	156	68.800	10,749						
OPP	Open Porch	150	26.950	4,043						
WDK	Deck	102	15.490	1,580						
Net Sketched Area: 2,529				Total:	305,918					
Size Ad	1496	Gross Area	2998	FinArea	1496					

IMAGE

The photograph shows a two-story house with a light green or yellowish-green exterior and white trim around the windows and doors. The house has a prominent front porch with white railings. It is built on a hillside, with other houses visible in the background under a clear blue sky.

AssessPro Patriot Properties, Inc